



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಬುಧವಾರ, ೨೮, ಮೇ, ೨೦೨೫(ಜ್ಯೇಷ್ಠ, ೦೭, ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, WEDNESDAY, 28, MAY, 2025(JYAISTHA, 07, SHAKAVARSHA, 1947)	ಸಂ. ೩೧೪ No.314
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GOVERNMENT OF KARNATAKA

No. UDD 272 MNJ 2025(E)

Karnataka Government Secretariat
Vikasa Soudha,
Dr. B.R Ambedkar Veedhi,
Bengaluru, Dated: 28.05.2025

NOTIFICATION

The draft of the following regulations further to amend the Zonal Regulations of Revised Master Plan, 2015 of the Local Planning area of Bangalore, which the Government of Karnataka proposes to make in exercise of the powers conferred by section 13-E of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1961) is hereby published for the information of all persons likely to be affected thereby and notice is hereby given that the said draft will be taken into consideration after the expiry of thirty days from the date of its publication in the official Gazette.

Any objection or suggestion which may be received by the State Government from any person with respect to the said draft before the expiry of the period specified above will be considered by the State Government. Objections and suggestions may be addressed to the Additional Chief Secretary to Government, Urban Development Department, Vikasa Soudha, Bengaluru-560001.

DRAFT REGULATIONS

1. Title and commencement.- (1) These regulations may be called the Zonal Regulations of the Revised Master Plan, 2015 of the Local Planning Area of Bangalore (Amendment) Regulations, 2025.

(2) They shall come into force from the date of their final publication in the official Gazette.

2. Amendment of Technical Terms and Definitions.- In the Zonal Regulation of the Revised Master Plan, 2015 of the Local Planning area of Bangalore (herein after referred to as the said regulations), under the heading "Technical Terms and Definitions",-

(i) in Sl. No. 16, under sub-headings "Residential developmental plan" and "Non-Residential developmental plan", for the figures, letters and words "20,000 sq. m in extent", the figures, letters and words "10,000 sq. m in extent" shall be substituted.

(ii) after item 33, the following shall be inserted, namely:-

"33-A. "Original Plot" means,-

(a) A full single piece of plot or land having a single ID in the relevant property or land record system which has not been further sub-divided; or

(b) A building site already carved out of a land or plot with respect to which there is a transaction as a unit through a registered deed on or before the date of coming in to force of the Zonal Regulations of the Revised Master Plan, 2015 of the Local Planning area of Bangalore (Amendment) Regulations, 2025.

For example:

1. A full Survey Number or duly phodied Hissa Survey Number in case of an agricultural land or full piece of a land converted from agricultural to non-agricultural purpose. A sub-divided piece or part thereof without assignment of separate Hissa Survey Number shall not be considered as a original plot by itself but shall be considered impermissible sub-division of the original plot.
2. Full property or land or plot, with or without building, having single ID or khata or Tax ID assigned by any authority or agency authorized to create plot or land or property ID. Any sub-divided piece or part

thereof without a duly assigned separate ID, khata or Tax ID as per law, shall not be considered as a original plot by itself but shall be considered impermissible sub-division of the original plot.”

3. Amendment of regulation 3.9.- In the said regulations, in regulation 3.9, after sub-regulation (iii), the following shall be inserted at the end, namely:-

"In case of building site of area above 4,000 sq. m., the minimum set back between the basement and property boundary shall be 6.0 m."

4. Insertion of new Chapter 6-A.- In the said regulations, after Chapter 6, the following new chapter shall be inserted namely:-

“CHAPTER 6-A: SINGLE PLOT APPROVAL REGULATIONS

6A.1. Any single plot approval under section 17 of the Act shall provide for and reserve as follows, namely:-

(i) Single Plot approval shall be considered to be original plot of extent up to 10,000 sq. m. In case of single plot for residential use, the abutting road shall be a minimum of 9.00 m wide. In cases where the existing width of the road is below 9.00 m, the area required for widening the road to 9.00 m shall be reserved in the respective single plots, equally on either side, while according approval and for non-residential uses the minimum area of plot and abutting road shall be as specified in Table.7.

(ii) In a original plot with area exceeding 2000 sq. m. but not exceeding 10,000 sq. m being approved by the Authority shall,-

- (a) in case of approval of single plot for residential use, one contiguous parcel of land with suitable dimensions of at least fifteen percent (15%) of the single plot area shall be reserved for park;
- (b) in case of approval of single plot for non-residential or mixed use purpose, one contiguous parcel of land with suitable dimensions of at least ten percent (10%) of the original plot area shall be reserved for park and five percent (5%) of the original plot area shall be reserved for the Surface Parking;
- (c) the said areas for park and area reserved for road as per the Master Plan proposal shall be relinquished free of cost to the Authority at the time of approval of single plot under section 17 of Act:

Provided that in case of existence of nala or water body or high tension line or any buffer zone, the requirement of contiguous single parcel of suitable dimensions may be allowed to be suitably split, but in not more than two parcels. However, in unavoidable circumstances for reservation of buffer in more than two parcels, it may be reserved accordingly by recording the reasons thereof.

(d) the original plot area shall be considered for determining Floor Area Ratio (FAR) while according approval under section 15 of the Act. The net area excluding areas reserved for road, park, surface parking shall be considered for determining coverage; and

(e) areas reserved as buffer for nala or water body or high tension line or any buffer shall be reckoned in the areas under the parks. Native trees shall be planted in the areas reserved for park or as buffer and shall not be paved or covered by any hard surface which prevents percolation of rain water.

(iii) In case of approval of a single plot having an area exceeding 55 sq. m but not exceeding 2,000 sq. m, it shall be liable to pay charges, in lieu of reservation and relinquishment of land for park, to the authority at the rate of five percent (5%) of the guidance value as under section 45B of the Karnataka Stamp Act, 1957, for the converted un-developed land at the same spot where the single plot is located and put to the same use as the proposed use of the single plot or area for park or surface parking shall be reserved and relinquished in accordance with the provisions of this chapter.

(iv) Every original plot of land, with or without building, with an extent exceeding 10,000 sq. m shall obtain Development Plan approval from the Authority under section 17 of the Act.

(v) No sub-division or bifurcation of any land or plot, with or without building, shall be approved by the Authority for any extent of land except the original plots already created, until the commencement of these regulations by way of a registered deed.

(vi) In case the single plot approved under this chapter is required to be further sub-divided, approval of the Authority shall be obtained under Chapter 6 of these regulations.

(vii) The charges in lieu of reservation of area for park shall be collected in a separate escrow account and shall be utilized exclusively for acquiring lands designated as park in the Master Plan and also for development of such acquired areas as park.

(viii) The provisions of this chapter shall not be applicable to the single plots or Development plans approved by the Authority before commencement of the Zonal Regulations of the Revised Master Plan, 2015 of the Local Planning area of Bangalore (Amendment) Regulations, 2025.”

By Order and in the name of the
Governor of Karnataka

(RAJESH S SULIKERI),
Under Secretary to Government
Urban Development Department. (BDA & B'lore-1)